

November 10, 2023

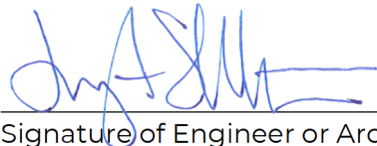
Transportation Inspector  
City of Albuquerque  
RE: Traffic Certification for Certificate of Occupancy Netflix Studios Expansion

To Whom It May Concern:

### TRAFFIC CERTIFICATION

I, JEREMY SHELTON, NMRA NUMBER 4187, OF THE FIRM DEKKER PERICH SABATINI, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED PR-2023-008842 AUGUST 15, 2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROLAND DELYSER OF THE FIRM DEKKER PERICH SABATINI. I FURTHER CERTIFY THAT MY DESIGNEE ROLAN DELYSER PERSONALLY VISITED THE PROJECT SITE, ON MY BEHALF, ON NOVEMBER 10, 2023 AND HAS DETERMINED BY VISUAL INSPECTION THAT THE APPROVED SITE PLAN IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

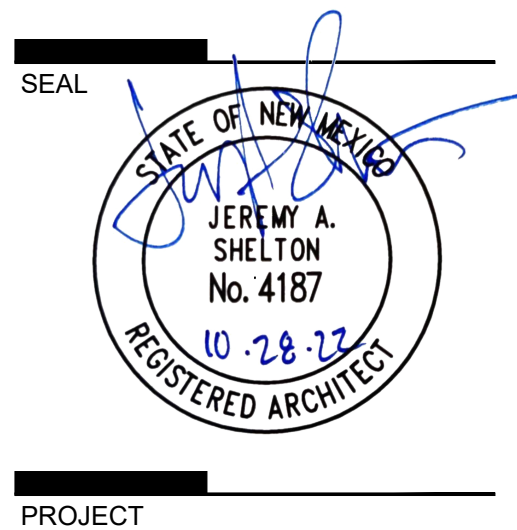
Jeremy Shelton, AIA, CSI, LEED AP  
Studio Leader / Principal  
Dekker Perich Sabatini



November 11, 2023

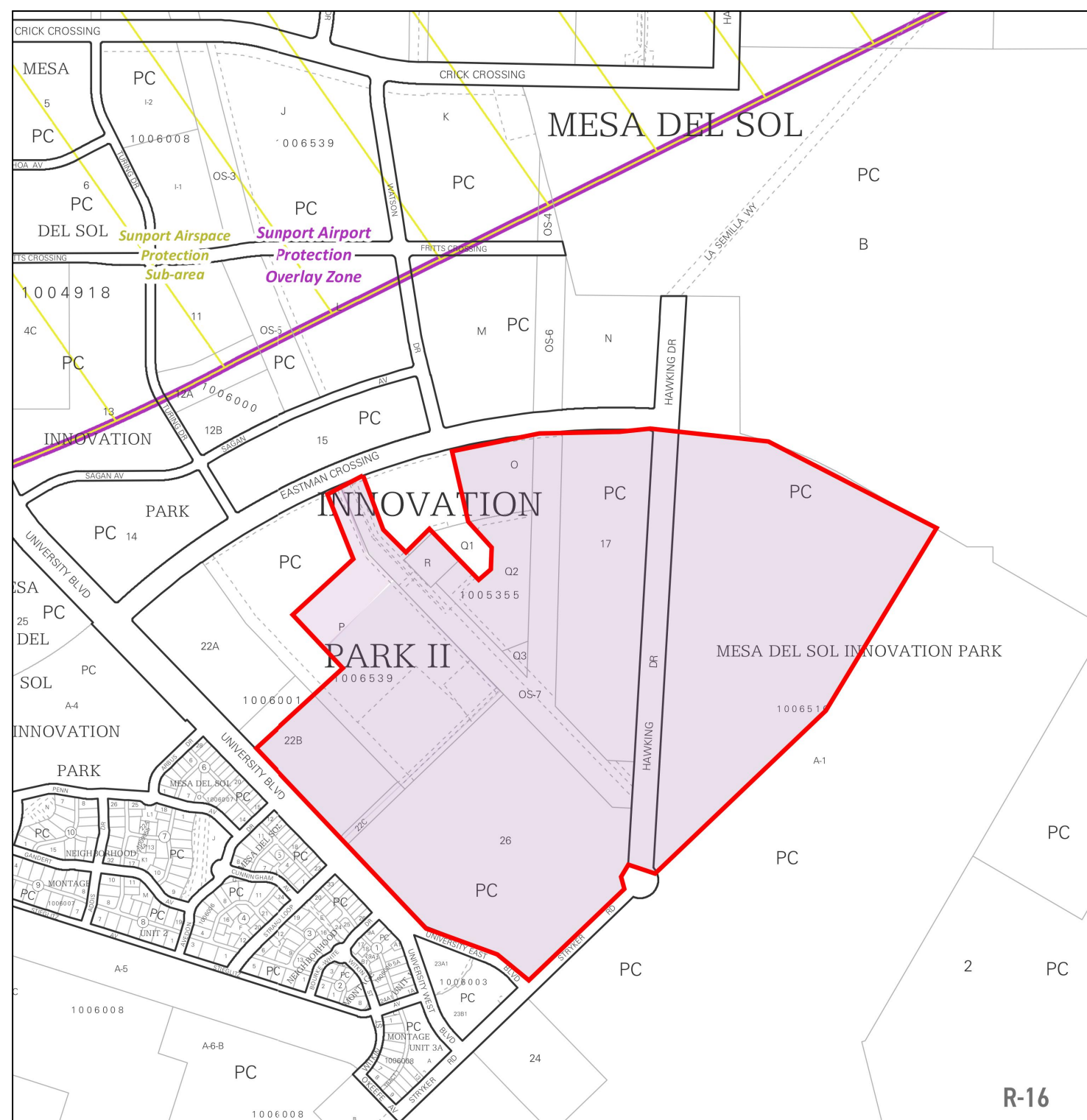
Date





LOCATION MAP

N.T.S.  
SITE ADDRESS: 5650 UNIVERSITY BLVD SE  
ALBUQUERQUE, NM 87106



ZONE ATLAS MAP

N.T.S.

SHEET INDEX

AS100A	OVERALL SITE PLAN: FULL BUILDOUT
AS100B	OVERALL SITE DATA
AS100C	OVERALL SITE PLAN: ANNOTATED CHANGES
FOLLOWING PLANS ARE PART OF PERMIT SUBMITTAL PACKAGE M1S.4	
AS100	OVERALL SITE PLAN
AS101	SITE PLAN
AS102	SITE PLAN
AS103	SITE PLAN
AS104	SITE PLAN
AS105	SITE PLAN
AS106	SITE PLAN
AS107	SITE PLAN
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AS118	SITE PLAN
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AS401	SITE PLAN ENLARGEMENTS
AS402	SITE PLAN ENLARGEMENTS
AS403	SITE PLAN ENLARGEMENTS
AS404	SITE PLAN ENLARGEMENTS
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C103	GRADING PLAN
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C200	OVERALL UTILITY PLAN
C201	UTILITY PLAN
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C210	UTILITY PLAN

C211	UTILITY PLAN
C212	UTILITY PLAN
C213	UTILITY PLAN
C214	UTILITY PLAN
C215	UTILITY PLAN
C216	UTILITY PLAN
C217	UTILITY PLAN
C218	UTILITY DETAILS
C219	LIFT STATION #1
C220	LIFT STATION #2
FOLLOWING PLANS ARE PART OF PERMIT SUBMITTAL PACKAGE SW.4	
AS100	OVERALL SITE PLAN
AS101	LAYOUT PLAN
AS102	LAYOUT PLAN
AS103	LAYOUT PLAN
AS104	LAYOUT PLAN
AS105	LAYOUT PLAN
AS106	LAYOUT PLAN
AS107	LAYOUT PLAN
AS108	LAYOUT PLAN
AS109	LAYOUT PLAN
AS110	LAYOUT PLAN
AS111	LAYOUT PLAN
AS501	SITE DETAILS

PROJECT NUMBER:	PR-2021-005573
Application Number:	SI-2023-01484
Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DFT SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

PROJECT TEAM

OWNER

NETFLIX STUDIOS, LLC  
5808 W. SUNSET BLVD  
LOS ANGELES, CA 80028

LANDSCAPE ARCHITECT/ARCHITECT/STRUCTURAL ENGINEER

DEKKER/PERICH/SABATINI, LTD.  
7601 JEFFERSON ST NE, SUITE 100  
ALBUQUERQUE, NM 87109  
PHONE: 505.761.9700

CIVIL ENGINEER

BOHANNAN HUSTON  
7500 JEFFERSON ST NE  
ALBUQUERQUE, NM 87109  
PHONE: 800.877.5332

ELECTRICAL ENGINEER

BRIDGERS & PAXTON  
4600 C MONTGOMERY BLVD. NE  
ALBUQUERQUE, NM, 87109  
PHONE: 505.883.4111



# ADMINISTRATIVE AMENDMENT

**FILE #:** SI-2023-01209

**PROJECT #:** PR-2023-008842

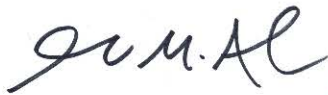
Alternative Landscape plan for the Albuquerque Studios Expansion; Action requests

to consolidate (2) previously approved site plans (north & east) into one, to comply

with ABCWUA's condition that both site plans be consolidated; Landscape areas

adjusted throughout site; Submittal meets IDO 14-16-5-6(C)(2)(a);

Submittal meets all criteria in IDO 14-16-5-6(C)(16); A buffer meeting the standards



Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque,  
ou=Planning Department, email=jmaranda@cabq.gov, c=US  
Date: 2023.10.06 10:57:11 -06'00'

10/6/2023

**APPROVED BY**

**DATE**



DEKKER  
PERICH  
SABATINI

ABQ Studios Expansion

5650 University Blvd SE  
Albuquerque, NM 87106

AS100A

GENERAL SHEET NOTES

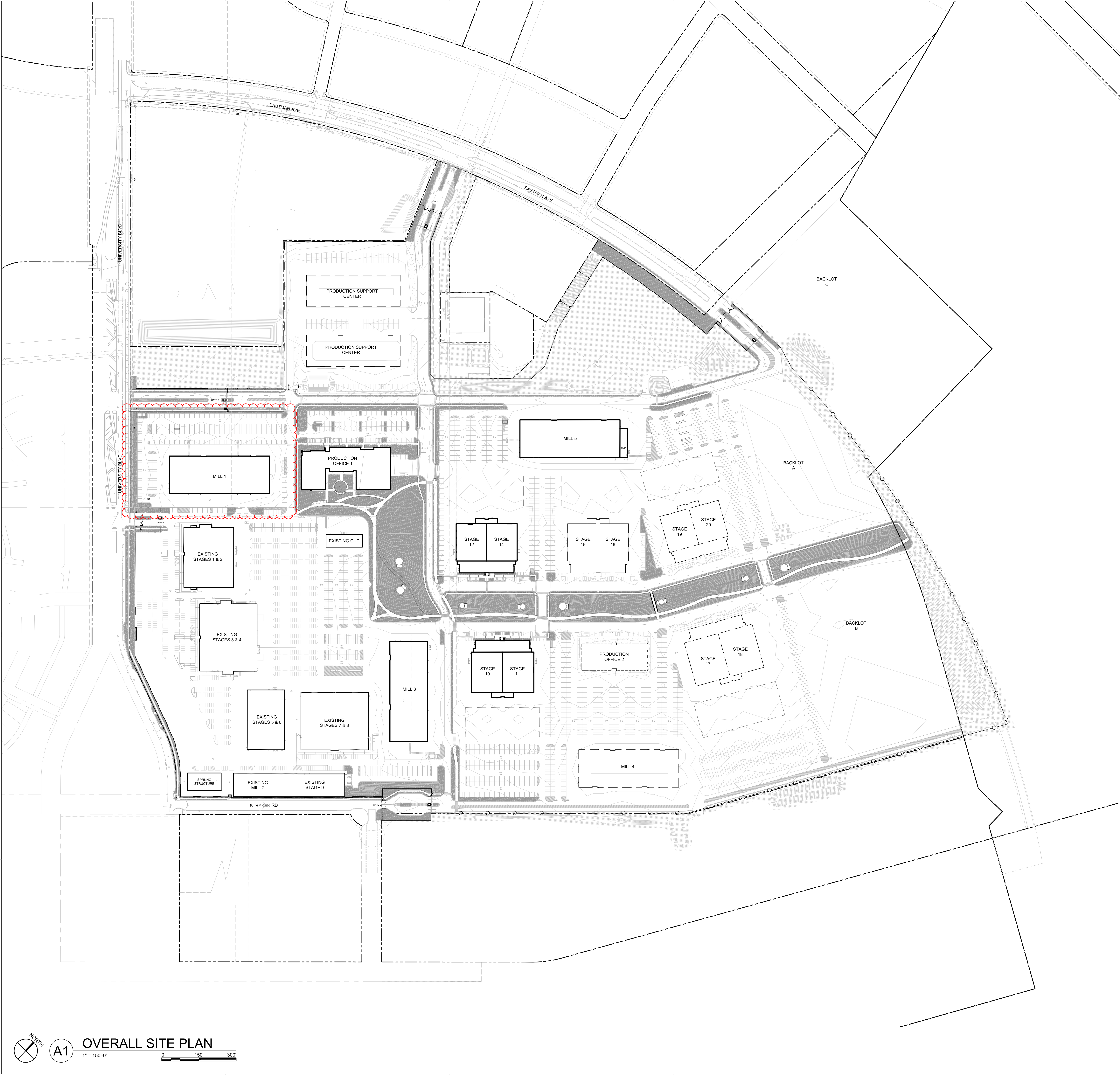
LEGEND

OVERALL SITE PLAN  
FULL BUILDOUT

REVISIONS

DRAWN BY: JD  
REVIEWED BY: D/P/S  
DATE: 08/15/2023  
PROJECT NO.: 20-0072.008  
DRAWING NAME: OVERALL SITE PLAN  
FULL BUILDOUT

SHEET NO.: AS100A



**OVERALL SITE PLAN**  
1" = 150'-0"  
0 150' 300'